

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R39145

Property Information

property address: 3501 S TEXAS AVE
legal description: RIDGECREST, BLOCK 2, LOT 1 (PT OF)
owner name/address: 3501 TEXAS LLC
5959 FOSTER RD
BRYAN, TX 77807-7705
full business name: See Back
land use category: Commercial-retail type of business: business center
current zoning: C2 occupancy status: occupied & for lease
lot area (square feet): 16,500 frontage along Texas Avenue (feet):
lot depth (feet): sq. footage of building: 4,945
property conforms to: min. lot area standards min. lot depth standards min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick
building/site condition: 4
buildings conform to minimum building setbacks: yes no (if no, specify)
approximate construction date: 1955 accessible to the public: yes no
possible historic resource: yes no sidewalks along Texas Avenue: yes no
other improvements: yes no (specify)
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

yes no dilapidated abandoned in-use
of signs: 3 type/material of sign: 1- E/N ; 2- temp
overall condition (specify): good
removal of any dilapidated signs suggested? yes no (specify)

Off-street Parking

improved: yes no parking spaces striped: yes no # of available off-street spaces: 12
lot type: asphalt concrete other
space sizes: 8x14 sufficient off-street parking for existing land use: yes no
overall condition: Fail
end islands or bay dividers: yes no landscaped islands: yes no

Curb Cuts on Texas Avenue

how many: 0 curb types: standard curbs curb ramps curb cut closure(s) suggested? yes no
if yes, which ones: _____

meet adjacent separation requirements: yes no meet opposite separation requirements: yes no

Landscaping

yes no (if none is present) is there room for landscaping on the property? yes no

comments: _____

Outside Storage

yes no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: yes no are dumpsters enclosed: yes no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

yes no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? yes no

if not developable to current standards, what could help make this a developable property?

accessible to alley: yes no

Other Comments:

Businesses - Bottom Line Bookkeeping; A Healing Torch Massage Therapy;
Aggareland Insurance; HealthQuest Home Health Agency

at least 1 for base available

